News and Comment of City and Suburban Realty Market

In West Side

BOROUGH OF MANHATTAN

Downtown Business Buildings

We own and offer for sale the follow-ing. Full particu-lars sent on request.

71-73 Front Street

5 Story-Thorraghly remodeled -Electric elevator. Immediate

44 Front Street

5 S t o r y—Elec-tric Elevator. Pos-session May 1st, 55 Front Street

Possession May 1st, 52-54 Cliff Street

4 Story Buildings. Possession May 1st,

52 Laight Street

New one story and basement.

Markham Realty Corporation ECKARDT, President. Tel. Rector 1865.

12 Story Loft Building FOR SALE

9 Lofts Available for Occupancy

9 West 20th Street Near 5th Avenue

Fireproof

100% Sprinklered

Size: 28.6x96

FREDERICK BROWN

NEW YORK STATE

FOR SALE Magnificent All Year Estate On West Shore of Hudson River, 20 Miles from New York City

comprising about 6 acres are stristicially laid out with terrace, drive-ways, lawns, flower gardens, etc. Electricity, gas, water, most modern leating system.

To be sold at a low price to settle an Estate COST OVER \$150,000 BROKERS' INQUIRIES SOLICITED



Complete Hudson

River Estate

River Estate

Twenty room house, 4 baths, 8 open fireplaces, electricity, open plumbing and gravity water system. Buildings in excellent repair, including stable, garage, power house, laundry, conservatory, bowling alley, farm houses, barns and silo. 260 acres of fine farming land, 25 acres of healthy fruit bearing apple trees. Splendid private drives, lawns, gardens and old trees. River frontage and a wonderful view of the Catskills, Berkshires and Hudson. 700 acres of woodland. son. 700 acres of woodland. CHARLES K. LEWIS Brokers protected com 3103, 165 Broadway, N. Y.

ROCKLAND COUNTY

Commuters!

mily break-up brings this moneyoffering: 49 acres, near station and
hoc; 1,200 State Road frontage; 8ungalow, all improvements; large
or 49,000; half cash; quick action,
ard Goldsmith, 63 Park Row
Telephone 2536 Beekman.

STUCCO 7-ROOM DWELLING; red slate roof; garage to match; electric, gas. hot water heater; purquet floors; large porch; sleeping deck; 50x125; 38,500. WOLFE & DOUGLAS, Harlem Station. season or year, handsome large house, extensive grounds, garden, near station. Tenth or, 64 Wall St. Hanover 5131.

CONNECTICUT

LADD & NICHOLS Tel. 1717 Greenwich, Conn.

STUDIOS TO LET

Another Canadian **Bank Buys Realty**

Merchants' Bank of Canada

Lower 5th Ave. Flat

Plans have been filed with the Manhattan Bureau of Buildings for building a thirteen-story apartment on the northeast corner of Fifth Avenue and Ninth Street. Part of the site is occupied by the home of the late General Daniel E. Sickles. It will have a frontage of 105.5 feet on the avenue and 90 feet on the street by irregular.

The Oak Point Realty Corporation, Irene Lewischn president, is the owner. W. L. Rouse and L. A. Goldstone are the architects and have estimated the cost at \$750,000.

Plans have also been filed for a twelve-story store, showroom and office building on the southwest corner of Sixth Avenue and Forty-first Street. It will have a frontage of 98.9 feet on the avenue by 125 feet on the street. L. M. Gerry, of Newport, R. I., is the owner of record. The cost has been placed at \$623,786 by the architects, John B. Snook Sons.

Plans have also been filed for making over the five-story brewery at 390 to 400 Cherry Street into a storage warehouse, at an estimated cost of \$15,000. William A. Miles & Co. are the owners, L. Saussez is the architect.

Century Holding in Water.

Century Holding in Water

Street Sold by Camp Estate After an ownership lasting a generation William A. White & Sons have effected the sale of 35 Water Street for an estate represented by Theodore

C. Camp.

The building is four stories, on lot 28x74, and is near the corner of Coenties Slip. This and other recent sales in this block indicate the strong demand for space there by exporting

\$300,000 for Madison Ave. Corner by Antique Dealer N. A. Berwin & Co. have leased for

East Fiftieth Street and dense of two five-story American dences on plot of about 6,000 square feet. James B. Taylor is the owner of 30 and the United States Trust Company and W. V. S. Thorne trustees hold title to 32. The aggregate rental is approximately \$300,000. After extensive alterations Di Salvo Bros, who have been located at 388 Fourth Avenue for the last twenty years, will occupy them.

REAL ESTATE

501 Fifth Ave.

MT. VERNON

WE HAVE IT

EDWIN W. FISKE REALTY CO., 14 DEPOT PL. TEL. 2504.

ARE YOU LOOKING FOR A SITE?
70,000 square feet, with every improvement; saiding facilities; suitable for any
line of business. T. R. HEINRICHS, Flagg
Building, Yonkers, N. Y.

NEW STUCCO BUNGALOW 14x100, 5 rooms and bath; electric lights, water heat; near school and station; e 44.800; easy terms. Lockwood, 45 War-on Ave. Tel 299;

SCARSDALE, N. Y.

ONE ACRE, S ROOMS, house modern, electricity; garage for 4 cars. Several up-to-date chicken houses. Price, \$5,500; terms to suit. SULLIVAN, 250 So. B'way. Tel. \$530 Yonkers.

BOROUGH OF MANHATTAN

FOR RENT-For long term of years

7 to 13 West 21st St.

6 to 14 West 22d St. Plot containing 25,000 sq. feet. Will improve to suit tenant. KLEIN & JACKSON

WESTCHESTER

Beautiful houses in Yonkers, 12 miles from the heart of New York. 3, 3, 10 to 35 room dwellings and estates; moderate prices Sullivan, 29 So B'way. Tel. 5520.

SCARNDALF N.

SALE OR RENT Homes, Business

Tel. Vanderbilt 4520.

Property, Factories, 4 Factory Sites:

Negotiations Pending for | Operators Active Sale of 377 Fifth Ave. In Wall Street Court Must Pass on Transaction

Because an Infant Is Part Owner of Property Negotiations for the sale of the Lyndon Arms, in Riverside

Takes Post & Flagg's
Building at 38 Wall St.;
Sellers Move to Broad St.

The Merchants' Bank of Canada is the buyer of the present home of Post & Flagg, at 38 Wall Street, reported sold on Monday. This announcement was made yesterday by the Charles F. Noyes Company, the broker in the transaction. The New York agency of the bank is now located in the Sampson Building, at 63-65 Wall Street. Post & Flagg refused to sell until they

the bank is now located in the Sampson Building, at 63-65 Wall Street.

According to the Noyes Company the plot brought a higher price a square foot than any heretofore sold in New York City other than a corner. The Merchants' Bank of Canadia will occupy it as soon as Post & Flagg react, which will not be until the completion of their new building at 49-51 Broad Street.

This is the fourth Canadian bank to be until the completion ada and more recently by the Canadian Bank of Canada was established in Bank of Ca

To Cost \$750,000

The season of fices in 42 West Thirty-ninth Street to the Rapid Carrier Service Company.

Peuse & Elliman have leased for William Stursburg to the Randolph Realty Corporation the three-story building at 225 East Sixty-fourth Street, between Third and Second dell, 420 Westleward was the season of the Randolph Stursburg to the Randolph St

REAL ESTATE

BOROUGH OF MANHATTAN

NEW ROCHELLE

COLONIAL HOUSE, 7 rooms, 2 batha, large living room, open fireplace, sleeping porches; garage; Sound view. Asking \$11,000; terms arranged. REYNARD & KRAFT, 205 Huguenot st, Tel. 2541.

NEW COLONIAL HOME, 8 rooms, tiled bath, sun parlor, breakfass room; krys plot; 5 minutes to water. Ask-ing \$12,000. Open to offer. T. I. SUL-LIVAN, 20 North Avo. Tel. 2790-3754. OFFICE OPEN SUNDAYS.

MAMARONECK

\$750 CASH

\$1,000 CASH

A FEW LEFT. Furnished houses from \$75 to \$500 per month, in village or with acrease; modern or remodeled houses; improvements. Marriam. Tel. 500 Mt. Kisco.

and 128 West liftieth Street, twostory buildings, on a plot 50x100.5,
ween Sixth and Seventh avenues.
purchasers are George Backer and
stein & Levy, who formerly pursed through Mr. Backer the adjoinproperties at 124 and 130-134 West
teth Street, and with their latest
thase are now in control of a site
100. The purchasers have in mind
comprovement of the property, but
not yet definitely decided upon
character of the improvement. The
perty has been in possession of the
Cabe family for a number of years.

Henry Morgenthau Sells City to Buy Trinity **Bronx Store Property**

at West Farms Road and Southern Boulevard

Robert E. Simon, representing the six-story elevator apartment known as Lyndon Arms, at 524 Riverside Drive, on plot 75x86x irregular, north of 122d Street, opposite Grant's Tomb, to the E. R. A. Realty Company, D. H. Jackson president. It was a cash transaction.

Downtown.

WATER ST. 147, 20x34; Abr Bijur to 145
Water St Realty Corpn. 145 Water st;
mtg \$20,000; June 16; atty, Title Guar
A T Co.0176 Bway.

FRONT ST. 254, n.s. 23x68, e.s. Front st,
256, n.s. 23.4x72; Marie H Colby &t al
to Paul Viane, at Rye, N. Y; mtg \$15,000;
June 23; atty, Max Sheinart, 309 Broadway atty, Max Sheinart, 309 Broadway 112.11; s.s. Chas Remson and ano, trus,
to M A Rofrano, 11 Oliver st; all liens;
atty, N. Y T & M Co. 125 Bway, 225,750
MADISON ST, n.s. 227.7 w Rutgers st,
23.10x100; Jno S Hoyt to Arrow Holding
Corpn, 217 Bway, May 25, atty, Julius H
Zieser, 217 Bway,
CHARLTON ST, 30, n.s. 25x100.6; Wm S
Coffin to Anne T Safford, on the premises; mg \$10,000; b and s; June 19; atty,
Isidor Grayhead, 46 Cedar st. \$100

East Side.

19TH ST, 139 E, n.s. 23x75; City Real If the Street Flat in Cash Deal
J. Jelot and William S. Baker have
sold for the Ralph Realty Company,
Samuel Wacht, jr., president, the Iradell, 420 West 119th Street, a six-story
elevator apartment, on a plot
125x100, between Morningside Drive
and Amsterdam Avenue, and near the
Columbia University grounds. The
purchaser is the College Holding Company, Joseph Shenk president. It was
a cash deal.
Cruikshank Ruys in 110th Street

Another 62d Street House

Taken for Improvement

Mr. Goergian McKiney had at Street

Another 62d Street House

Taken for Improvement

Mr. Goergian McKiney had at Street

Another 62d Street House

Taken for Improvement

Mr. Goergian McKiney had street

In Street House

Taken for Improvement

Mr. Goergian McKiney had street

In Street House

Taken for Improvement

Mr. Goergian McKiney had street

In Street House

Taken for Improvement

Mr. Goergian McKiney had street

In Street

In

\$80,000 Loan on Property
Pease & Elliman have obtained for Mrs. M. N. Davis, through Hughes & Hammond, a mortgage of \$80,000 on the five-story, 25-foot building at 52 the fifth and Sixth Avenues.

Bank Loans \$30,000 on Realty
Charles F. Noyes Company has obtained for Bigelow & Wise, attorneys, for Theresa F. Follmer, a \$30,000 mortgage at 5 per cent interest from a save ings bank on the property at 122 West for Theresa F. Follmer, a \$30,000 mortgage at 5 per cent interest from a save ings bank on the property at 122 West for Theresa F. Follmer, a \$30,000 mortgage at 5 per cent interest from a save ings bank on the property at 122 West for Theresa F. Follmer, a \$30,000 mortgage at 5 per cent interest from a save ings bank on the property at 122 West for The cold Astoria Cordage Works property in the Ravenswood section has been leased by the newly formed Queensboro Warehouse Corporation of Manhattan. The property fronts 200 feet on Vernon Avenue and runs back for the East River and is improved for the form of the first that the

Astoria Plant for Storage
The old Astoria Cordage Works property in the Ravenswood section has been leased by the newly formed Queensboro Warehouse Corporation of Manhattan. The property fronts 200 feet on Vernon Avenue and runs back 600 feet to East River and is improved with three and four-story brick buildings. The lessee will later improve the entire property with a warehouse 500x 200, and will dredge the river in front of the property in order to accommodate the large ocean freight steamers.

Minor L, Platt was the broker.

Assignments of Mortgages
Manhattan

NICHOLS PL, lot 509, map 725, Dyckman Estates; also 56th st, 329-35 W; mtg 367,500; Geo Notman et al. exrs Jatus, Douglas, to Stadacona Co, 39 John st, attys, Douglas, a & McCann, 233 Bway.

Jacob Bernstein and ano to Solina Levi. 155 Hyreride dr.; attys, Stanchfield & Wy C Marsh 196 Lark st, Ablany; attys, G J, A D, S N Carr, 142 Bway; 2 assignments each.

LEXINGTON AV. a cor 124th st; mtg 32,000; satisfied June 23, 1915; Alex Rosenthal to Max Hockstein, 90 Morningside dr. of William St. of Solina st; and ano; atty, M A Rofrano, 5 James street.

Broak

CLAY AV, 1148; Kate J, Flohr to Ross Winkler, 112 w 110th st; atty, 5, 10 be it of Frondway. 1410 Jackson 25, 100 Roome May 24, 110 Jackson 25, 110

10 PC ## 17 PC

Send for particulars of our cozy 7-roor Brick Homes; glass and sorreen incloses porches; ready to occupy, on Brookly Subway, 30 minutes from Times Square 8 minutes from Beaches, 5c. fare.

217 Broadway, N. Y. Barclay 4585. WESTCHESTER COUNTY

MOUNT VERNON, N. Y.

WESTCHESTER COUNTY
COLONIAL SHOW PLACE. Large,
handsome stone house, 19 rooms, 2 baths,
lavatories; all the latest improvements;
gerage for 2 cars. Opp. Barley Estate.
Price, \$55,000.
GOOD INDUCEMENT offered to cash
buyer, 16 room house, steam heat, gaselectricity; open fireplaces: lawns; garage,
with chaufeur's quarters. Plot 200x150.
Price, \$22,000. rice, \$22,000.

OWNER ANXIOUS TO SELL well built house, ideal corner; space for garage; at-tractive lawns. Plot 125x142x175. Excel-lent location. Price, \$13,500. ONE OF THE ATTRACTIONS; 12 rooms.

2 baths; large porch; hot water heat, gaa, electricity; garage for 2 cars. Corner plot, 145x11. Price, \$25,009.
TERMS CAN BE ARRANGED, 12 rooms, TERMS CAN BE ARRANGED, 12 rooms, 2 baths, frame house, all improvements; gas, electricity, stram heat; large veranda; lawns, shrubbery. Corner plot, 75x195. Price, \$16,500.

A MODERN HOME at a modern price. Bungaiow type house, \$ rooms, tile bath, tile kitchen; room for garage; fine grounds. 50x105. Price, \$7,800.

UNEXCELLED LOCATION, 10 rooms, 1 herb steam heat, all improvements; lot.

Ave. Mount Vernon, N. Y.

A DESTRABLI HOME, Chester Hill section, 10 rooms, all improvements, plenty of sunny windows; immediate possession; room for garage. Price, \$10,000. Owner, P. O. Box 228, Mount Vernon, N. Y.

N. E. VAIL & CO., INC.,
FIRST NATIONAL BANK BLDG.,
Mount Vernon, N. Y.

Tel. 1564.

NEW ROCHELLE

sleeping porch, handsomely deco-rated. Garage for two cars. Beautiful lawn and shrubbery.

HUBBARD & PEIXOTTO, Inc.,

489 Fifth Ave. Tel. Murray Hill 3339

NEW ROCHELLE

HOME REALTY CO., New Rochelle Trust Co. Building Room 33. Phone 337

than now to select your home sites and build your own home: let me show you how you can own your own home: in attractive surroundings with all city improvements, at Larchmont, within a few minutes' walk of the station and forty minutes of New York.

1 Madison Av., N. Y. City. Tel 2577 Gramercy.

OFFICE SPACE WANTED

BROKERAGE OFFICE SPACE WANTED

Fraternity of Phi Gamma Delta Plans New Home

The Phi Gamma Delta fraternity plans to erect a new clubhouse, which will probably replace its present hreestory home at 34 and 36 West Forty-fourth Street, en plot 44.8x100. It is estimated the new structure will cost in the neignborhood of \$200,000. The club's present building adjoins the new home of the Delta Kappa Epsilon fraternity and the Bar Association's quarters.

Satisfied Mechanics' Liens

Building Loan Contracts Bronx

161ST ST. n w cor Park av. 100.9x190.3x irreg; City Mige Co loans Howselfous Realty Corp to erect one 5-story and basement apartment (II payments)

\$225,000

Recorded Leases

Manhattan

7TH AV, 1835-1891, all; Union Chemical Glassware Co to Minnie Rutheiser, 214 E 11th st; 3 yrs from July 1, 1919; attys, Morrison & Schiff, 320 Bway... \$19,500

Bronx

Brooklyn Tenants Buy REAL ESTATE Church in the Bronx Houses They Occupy BOROUGH OF QUEENS Apartment Sales Occupies Large Triangular Plot Court Allows Sale of Landmark Sales in Various Sections of the Property to the Board Borough Show No Let Up in of Education Demand for Homes Drive, Sold for Cash; Brown Buys House in Fort Washington Avenue. Rate of the Lyndes Arma, in a 192 and the Lyndes Arma, in carried the Lynde The Trinity Congregational Church, The Realty Associates have sold 219 Drive, Sold for Cash; Henry Morgenthau Company, has sold at the northeast corner of 176th Street